



This site inspection is part of the determination process

Date: 20/08/2019

Time: 9:00 AM – 11:30 AM

Project: Star Casino redevelopment MP 08_0098 (MOD 13)

Meeting Place: Star Casino, Pirrama Road, Pyrmont

Attendees:

IPC Members:

Dianne Leeson (Chair), Steve O'Connor, Adrian Pilton

IPC Secretariat:

Alana Jelfs (Team Leader), Adam Coburn and Joe Bell (Mecone Consulting) assisting the IPC Secretariat

Applicant:

Chris Downy (General Manager External Affairs, The Star Entertainment Group), David Brenac (General Manager Property Development, The Star Entertainment Group), Clare Brown (Planning Director, Urbis), Chelsea Salagaras (Senior Urban Planning Consultant, Urbis), Mark Kuhne (Landscape Architect, Urbis), Madonna Locke (Urban Design Director, Urbis), Sean McPeake (Principal, FJMT Studio), Christopher Bridge (FJMT Studio), Annie Hensley (Principal, FJMT Studio), Matthew Stephens (Mott MacDonald), Allie Barnier (Heritage Consultant, Urbis), Michael Harrison (Architectus)

Inspection Purpose: The purpose of the site inspection was to understand the physical attributes of the proposed Star Casino redevelopment site in the context of the existing building and the surrounding area.

Summary:

The site inspection included walking between the following locations on and around the site in order to get an understanding of the context of the surrounding area and existing casino complex with Applicant representatives:

1. Display suite within the complex to view the model of the proposed development.
2. Jones Bay Road in alignment with pedestrian link to Giba Park.
3. Proposed neighbourhood centre near the Jones Bay Road and Pirrama Road roundabout.
4. Pirrama Road adjoining the proposed Ritz Carlton Porte Cochere.
5. Proposed 'Eat Street' internally within the complex.
6. Level 8 residence to view areas of proposed skydeck and ribbon.
7. Café at the corner of Jones Bay Road and Pyrmont Street where minor upgrade works are proposed.
8. Pyrmont Street drop-off upgrades area.
9. Corner of Union Street and Edward Street.

During the site visit the Applicant and their representatives made the following statement;

"That the neighbourhood centre will now be provided for community use for the life of the lease of the casino site, which is estimated to approximately 74 years. The applicant will confirm this in writing."

The Panel separately (without the Applicant) walked around the greater locality and precinct, specifically the followings key areas;

1. Union Square
2. Corner of Harris and Miller Streets
3. North along Harris (from Miller Street) to John Street
4. From Pyrmont Street along Jones Bay Road, then along Pirrama Road to Pyrmont Bay Park



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5. From Pyrmont Bay Park along Pirrama Road to Pyrmont Bridge
6. Along Pyrmont Bridge east towards the city ending at Market Street

Documents: The architects for the Project FJMT, prepared a site inspection booklet, which is available on the Commission's website.

Outcomes/Agreed Actions: The Applicant to confirm in writing the life of the neighbourhood centre as part of the public benefit offer.

Site Inspection finished at: 11:30 AM